



# WORKHUB

## — CONROE I-45 —

1030 Outpost Dr. Conroe, TX 77304

Workhub **CONROE I-45 Business Park** is more than just a typical warehouse. We provide a unique concept of Office + Warehouse spaces designed to support the growth of your business. Our range of amenities is designed to help your business thrive.

TAKE YOUR BUSINESS TO THE NEXT LEVEL  
FLEX SPACES FOR YOUR BUSINESS



Industrial Flex Spaces starting at 1,978 SF

## GENERAL DESCRIPTION

Workhub's **CONROE I-45 Business Park** offers a new concept of flexible, dry and level dock high warehouses spaces with access to loading docks, forklifts, and pallet jaks, all in one place, at your service. Strategically located in 1030 Outpost Dr, Conroe, TX the business park brings direct access to I-45.

By joining **Workhub**, you not only secure a physical space for your operations but also gain access to a supportive community that shares your drive for success. Our goal is to provide an environment that nurtures innovation, fosters connections, and empowers your business to thrive. Join us today!

# AMENITIES



Mentorships & Connections



Workhub Community Networking Events



Venture Capital Opportunities



Accelerator Opportunities



Promote Cross Selling Between Members



Flexible Contracts



Shared Forklift Available at No Extra Cost



Energy Efficient Buildings



Ready to Use Spaces



Entrepreneurial Environment

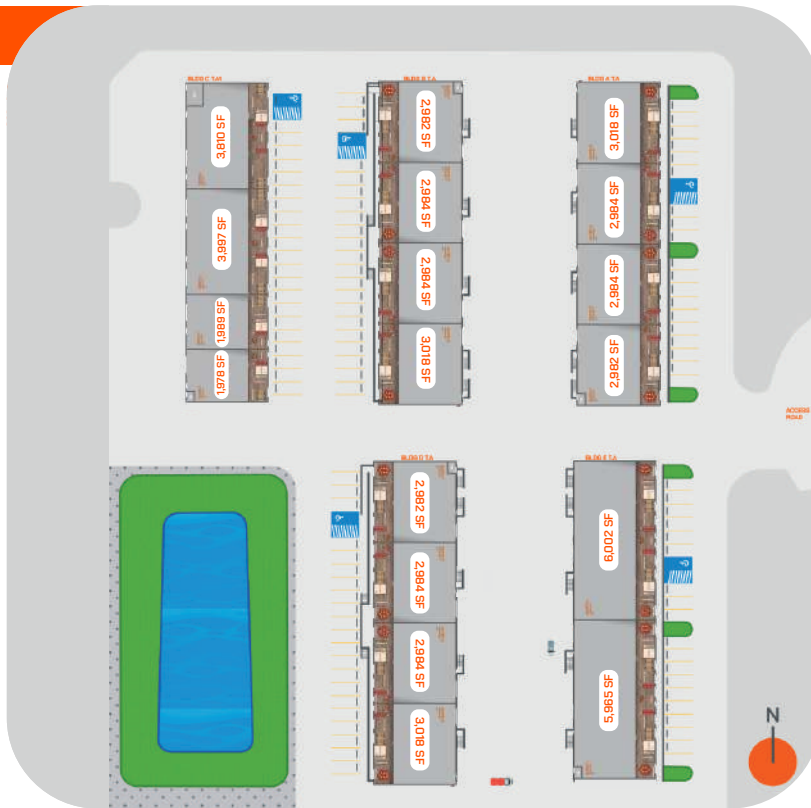


# SITE PLAN

**Total Area**  
60,015 SF

**Suites Sizes from**  
1,978 SF to 6,001 SF

**Total Units**  
18



## Office Highlights

- Reception Area
- ADA Compliant Restroom
- Coffee Station
- Double-Pane Insulated Windows
- Ceiling Height 22 FT
- High Quality 8 FT Solid Interiors Doors
- Smart Led Lighting
- Motion Sensor Light Switches
- Google Nest Smart A/C Nest Thermostats
- Skylight on Warehouse
- All Furnished \*
- Direct Access to Warehouse

## Warehouse Highlights

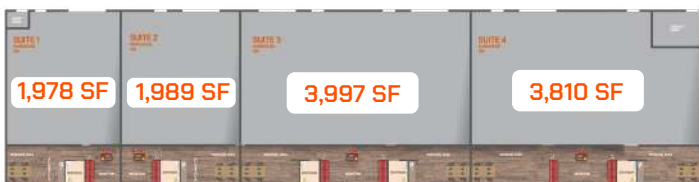
- Ample Storage Space
- Insulated 12 FT Rolling Door
- Warehouse Height 29 FT
- Shared Forklift Included
- Fire Sprinkler System
- Insulated Warehouse Space
- 4 FT Raised Loading Dock
- Rack System\*
- A/C in Warehouse\*

# LAYOUTS

Building A, B, D



Building C



Building E



\*Available with additional charges